



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

# The City of Morgantown

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October 20, 2016

Trinity Communications  
c/o Brandon Wilson  
126 Joyce Street  
Clarksburg, WV 26201

**RE: V16-35 / Trinity Communications / 200 Hornbeck Road  
Tax Map 64, Parcels 5 and 6**

Dear Mr. Wilson,

This letter is to notify you of the decision made by the Board of Zoning Appeals concerning the above referenced variance petition for variance relief from Article 1369 as it relates to signage at 200 Hornbeck Road.

The decision is as follows:

**Board of Zoning Appeals, October 19, 2016:**

1. Each of the Findings of Fact was found in the positive as stated in Addendum A of this letter.
2. The Board granted a 28.4 square foot variance from the maximum wall sign area standard without conditions.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Board of Zoning Appeals during this thirty-day period is at the sole financial risk of the petitioner.

The above referenced approval is set to expire in twelve (12) months unless you can demonstrate that it has been activated as evidenced by permits, construction, or required licenses. This expiration deadline may be extended to eighteen (18) months upon prior written request of the Board. Please note that sign and building permits must be obtained prior to the commencement of work for which variance relief was granted herein.

Should you have any questions or require further clarification, please contact the undersigned. We look forward to serving your plans review and permitting needs.

Respectfully,

Stacy Hollar  
Executive Secretary

## **ADDENDUM A – Approved Findings of Fact**

**V16-35 / Trinity Communications / 200 Hornbeck Road**

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**Finding of Fact No. 1** – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The sign is located in a commercial area. It is not in a residential area, and will not distract or affect residential property owners or residents.

**Finding of Fact No. 2** – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

Tenant linear store frontage does not appear to provide sufficient signage for the proposed use.

**Finding of Fact No. 3** – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

A larger sign will allow more customers to see the business. It would appear to be difficult for the business owner to attract customers with a significantly smaller compliant sign given the predominant signage pattern within the surrounding built environment.

**Finding of Fact No. 4** – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

The property and surrounding properties are in a commercial area and appears to be spatially designed for this style and area of signage.